

**AMENDMENT NUMBER 37
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
(SWAP/EXCHANGE MAPPING)
2013**

DRAFT

AMENDMENT NUMBER 37
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 37 (Swap/Exchange Mapping) to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of Part 1 – The Preamble; Part 2 – The Amendment and Part 3 – The Appendices. The preamble does not constitute part of the actual amendment, but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to complete the swap/exchange urban boundary mapping process as contemplated in Minutes of Settlement between the Region of Niagara and the Township of West Lincoln. The Minutes of Settlement are found in Part 3. This Official Plan Amendment is part of the process to ensure compliance with the policies of the Provincial Growth Plan for the Greater Golden Horseshoe (2006), the Provincial Policy Statement (2005) and Regional Policy Plan Amendment (2009) (RPPA 2-2009).

New lands are proposed to be designated urban in Smithville, while other lands are being removed from the urban boundaries of Smithville and Wellandport and will be designated Good General Agriculture and/or Natural Heritage, as appropriate.

1.4 LOCATION

The Amendment applies only to the Settlement areas of Smithville and Wellandport and affects their settlement boundaries. This process is intended to add additional lands to Smithville for residential, and industrial (employment) purposes. Undeveloped lands are being removed from Wellandport and Smithville and returned to a Good General Agriculture designation.

1.5 BASIS OF THE AMENDMENT

The basis of this amendment is to implement the Minutes of Settlement between the Township of West Lincoln and the Region of Niagara. The minutes implement a swap/exchange urban boundary mapping process as part of the Provincial Places to Grow (P2G) Growth Plan compliance exercise in accordance with Regional Policy (RPPA 2-2009). The Regional policy that implements the Places to Grow Plan is RPPA 2-2009. This document was appealed to the Ontario Municipal Board and is now moving forward toward final approval which is anticipated to occur in 2014. Official Plan Amendment Number 37 includes the swap/exchange urban boundary mapping exercise while Official Plan Amendment Number 38 includes the compliance policies that will implement the policies of RPPA 2-2009.

Three additional policy issues are being addressed through this Official Plan Amendment (OPA 37) as follows:

- a) Former PCB lands will be required to be zoned to a non-development zone;
- b) De-designated lands on Part Lot 4, Concession 9, in the former Township of South Grimsby, now in the Township of West Lincoln will be recognized for their existing rural employment uses within the Good General Agriculture designation; and
- c) The urban designation shall include a policy to require that these lands be designated to specific land use categories through a secondary plan process in the future.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2 – THE AMENDMENT, consisting of the text amendments and mapping amendments constitute Amendment No. 37 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following policy wording to Section 4.4 (Good General Agriculture Ares), as follows:

“4.4.3 Site Exception 1

Notwithstanding the policies of the Good General Agriculture designation, on Part Lot 4, Concession 9, in the former Township of South Grimsby, now in the Township of West Lincoln, the 19 hectares of lands that were formerly part of the urban boundary of Smithville shall be designated Good General Agriculture and Natural Heritage, as shown on Schedule B-3 attached, and may be used for continued Rural Employment purposes and shall be recognized as such in the implementing Zoning By-law.”

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following policy wording as Policy 6.10.4 l) (, as follows:

“l) Notwithstanding the employment policies, Part of Lot 3, Plan M94, being Part of Lot 6, Concession 9, in the former Township of South Grimsby, now in the Township of West Lincoln, are not anticipated to be developed over the life of this plan due to PCB contamination from previous uses. These lands shall be zoned to a non-development zone category that permits only the approved PCB remediation and monitoring program use. The lands may be developed for other employment uses only once complete remediation has occurred.”

2.2.3 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following policy wording to Section 5.11 (Greenfield Strategy), as follows:

“5.11 e) Agriculture uses and uses existing at the date of approval of this Official Plan Amendment shall be permitted until such time as development applications are submitted for those lands.”

2.2.4 The mapping of the Township of West Lincoln Official Plan is hereby amended by adjusting the settlement area boundary of Wellandport as illustrated on the attached Schedule D-4. The lands being removed from the Wellandport settlement designation shall be amended to Good General Agriculture and Natural Heritage on Schedule B-1 attached.

2.2.5 Schedule B-4 (Smithville) is hereby amended by changing the urban boundary to include additional lands that should be designated Greenfield Residential and Greenfield Employment as per Schedule B-4 attached.

2.2.6 Schedule A (Municipal Structure), Schedule B-3 (South Grimsby), Schedule C1 (Natural Heritage System), Schedule C2 (Natural Heritage System Environmental Protection Area), Schedule C3 (Natural Heritage System Environmental Conservation Area), Schedule C4 (Natural Heritage System Other Features), Schedule C5 (Aggregate & Petroleum Resources), and Schedule F (Infrastructure & Transportation) as attached, are hereby amended by changing the urban boundary of Smithville to reflect the additional lands on Schedule B-4 and the de-designation of Part Lot 4, Concession 9 to Good General Agriculture.

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PART 3 – THE APPENDICES

3.1 APPENDICES

3.1.1 Minutes of Settlement between the Region of Niagara and the Township of West Lincoln

3.1.2 Report PD-083-13

3.1.3 Report PD-113-13

3.1.4 Report PD-133-13

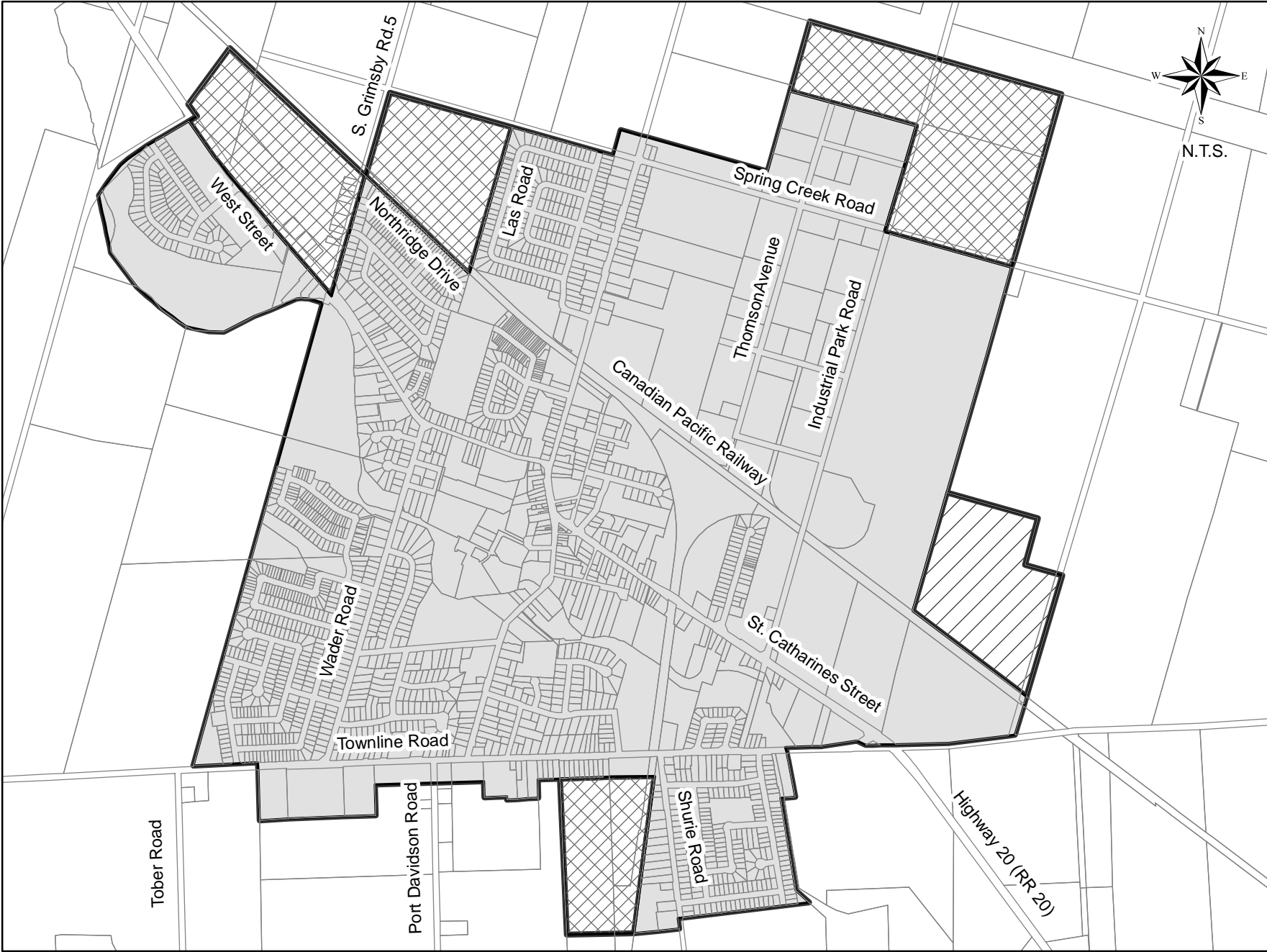
3.1.5 Report PD-006-14

3.1.6 Report PD-012-14

3.1.7 Report PD-027-14

3.1.8 Report PD-033-14

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




SMITHVILLE SETTLEMENT AREA

URBAN BOUNDARY LAND ADJUSTMENT

Draft Mapping for Discussion Purposes

Legend

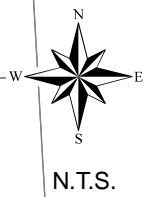
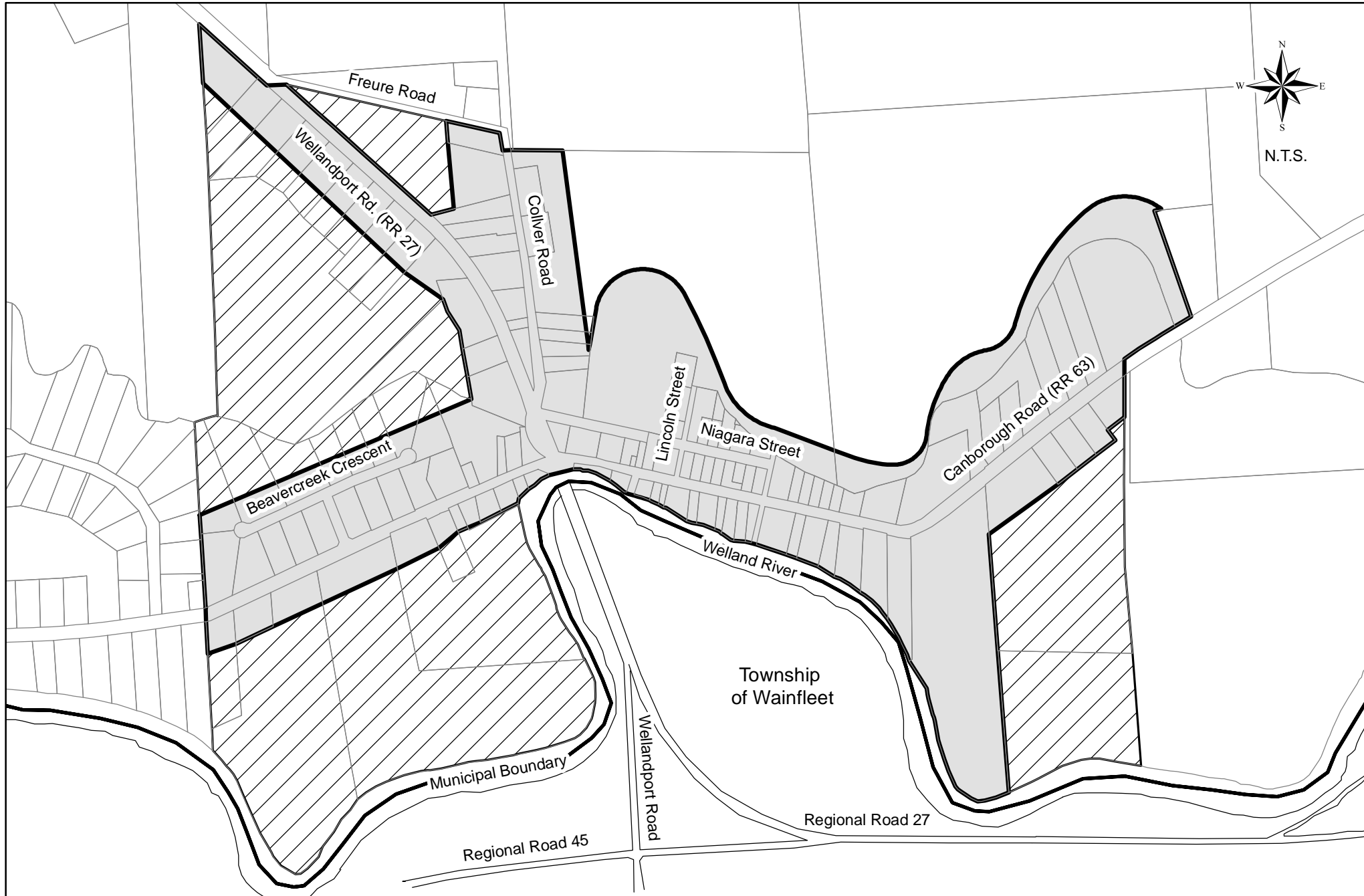
Smithville Designation Changes

-  Designate to Rural Employment
-  Designate to Urban
-  Designation to remain same as Schedule 'B4'
-  Smithville Urban Area Boundary - Proposed
-  Parcels

TOWNSHIP OF WEST LINCOLN
PLANNING DEPARTMENT



Date: December 2013







WELLANDPORT HAMLET

WELLANDPORT HAMLET LAND ADJUSTMENT

Draft Mapping for Discussion Purposes

Legend

-  Designation to remain Hamlet
-  Dedesignate to Rural
-  Wellandport Hamlet Boundary - Proposed
-  Parcels

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PLANNING DEPARTMENT

Date: December 2013

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-3' - LAND USE SOUTH GRIMSBY

Legend

-  Unique Agricultural
-  Good General Agricultural
-  Hamlet **
-  Public Parks
-  Deferred Area #1**
-  Solid Waste Landfill Site
-  Landfill Area of Possible Influence
-  Natural Heritage System *
-  Settlement Boundary Expansion Area
-  Municipal Boundary

* For more information regarding the Natural Heritage System see Schedule 'C' and Section 10 of the Official Plan.

** For Hamlet Settlement Area Boundaries & Deferred Area #1 see Schedules 'D-1' to 'D-4'.

TOWNSHIP OF WEST LINCOLN
PLANNING DEPARTMENT



Note: This map is to be interpreted in conjunction with the text of the Official Plan.

Date: December 2013

